

This two bedroom first floor apartment is offered to the market in very good condition throughout, offering a perfect first time buy for those looking for an immediate move. Also appealing to investors, the property is perfectly situated adjacent to Foxborough Primary School and within walking distance of Langley Station.

The property stretches 656 square ft in total and comprises a south-facing 16ft reception room that enjoys sunlight throughout the day, with suitable space for both living and dining furniture. The property also features fitted kitchen with gas cooker, modern re-fitted fully-tiled bathroom, and two 13ft double bedrooms.

The property also benefits ample residents parking spaces within the cul-de-sac, gas central heating, plenty of storage, and communal green outdoor areas.

The property is ideally situated a short commute from Heathrow airport and within catchment for the three local grammar schools.



Property Information

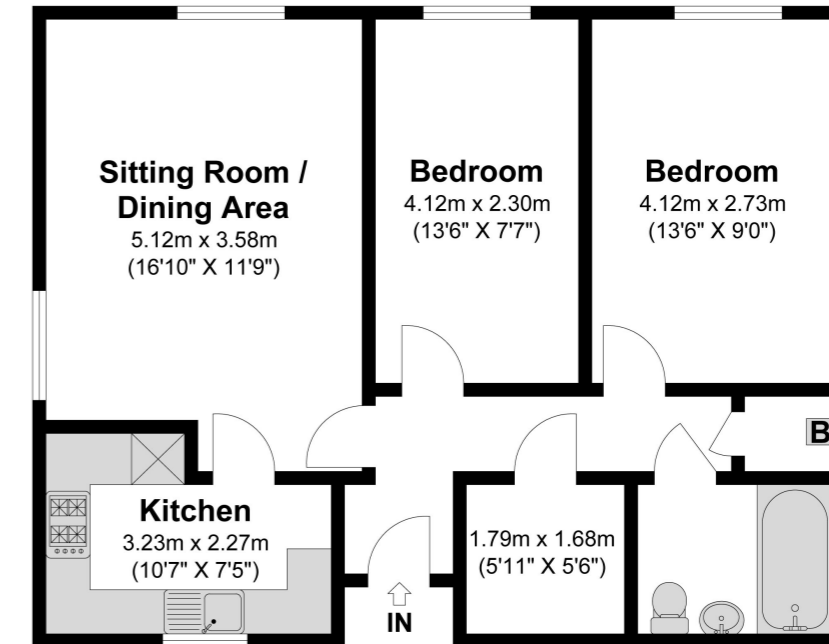
-  TWO BEDROOM FIRST FLOOR APARTMENT
-  SUPERBLY PRESENTED THROUGHOUT
-  ADJACENT TO FOXBOROUGH PRIMARY SCHOOL
-  16FT LIVING ROOM/DINER
-  TWO SOUTH-FACING DOUBLE BEDROOMS
-  WALKING DISTANCE TO LANGLEY STATION
-  GAS COOKER AND CENTRAL HEATING
-  AMPLE RESIDENTS PARKING
-  MODERN FULLY-TILED BATHROOM
-  IDEAL FIRST TIME BUY OR INVESTMENT

					
x2	x1	x1	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



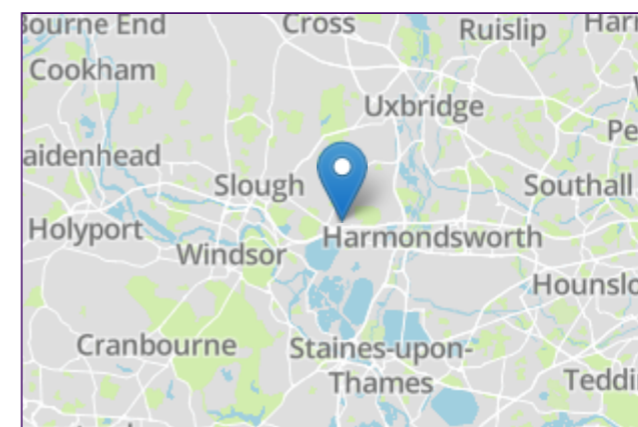
Eden Close
Approximate Floor Area 656.27 Square feet 60.97 Square metres



First Floor

Illustrations are for identification purposes only, measurements are approximate, not to scale

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Rental Return

The property would make a fantastic Buy To Let investment with an expected rental income of £1,450 per calendar month

Lease Information

Length of lease - 92 years remaining
Service Charge - Approx. £70 per month
Ground Rent - £10 per year

Transport Links

Nearest stations:

Langley (0.8 mi)
Iver (1.6 mi)
Datchet (2.0 mi)

Local Schools

PRIMARY SCHOOLS:

Foxborough Primary School
0.1 miles away

Marish Primary School
0.5 miles away

The Langley Heritage Primary
0.5 miles away

Langley Hall Primary Academy
0.6 miles away

SECONDARY SCHOOLS:

Langley Grammar School
0.7 miles away

The Langley Academy
0.8 miles away

Upton Court Grammar School
1.8 miles away

Council Tax
Band C